

NT If claimant is other than original, use S-11 Form No. 1102.

70678

98 DEC -1 P1:53

Vol 198 Page 43841



# CLAIM OF CONSTRUCTION LIEN

## ORIGINAL CONTRACTOR

Valley Door & Drywall Supply, LLC  
 230 East Main Street  
 Klamath Falls, OR 97601

Lien Claimant's Name and Address

Grady Brown  
 4975 Homedale Road  
 Klamath Falls, OR 97603

Owner's Name and Address

After recording, return to (Name, Address, Zip):

Valley Door & Drywall Supply, LLC  
 230 East Main Street  
 Klamath Falls, OR 97601

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_

} ss.

I certify that the within instrument  
 was received for record on the \_\_\_\_\_ day  
 of \_\_\_\_\_, 19\_\_\_\_, at  
 \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
 book/reel/volume No. \_\_\_\_\_ on page  
 \_\_\_\_\_ and/or as fee/file/instru-  
 ment/microfilm/reception No. \_\_\_\_\_,  
 Records of said County.

Witness my hand and seal of County  
 affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy

KNOW ALL BY THESE PRESENTS that Valley Door & Drywall Supply, LLC  
 hereinafter called claimant, did on September 23, 1998, enter into a contract for the performance of labor,  
 transporting or furnishing materials to be used in or renting equipment used in the construction of an improvement known as  
 Overhead garage door

The improvement is situated upon certain land in the County of Klamath, State of Oregon, which is the site  
 of the improvement, described as follows:

A parcel of land situated in the Southeast one-quarter of the  
 Northeast one-quarter and the South one-half of the Northeast one-quarter  
 of the Northeast one-quarter of Section 14, Township 39 South, Range 9 East  
 of the Willamette Meridian, in the County of Klamath, State of Oregon,  
 more particularly described as follows:

Parcel 1 of Land Partition 58-94, filed November 18, 1991.  
 Also known as 4975 Homedale Road

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The address of the improvement is (if unknown, so state) 4975 Homedale Road  
 Klamath Falls, Oregon, Klamath County State of Oregon

The name of the owner or reputed owner of the land is Grady Brown

The name of the owner or reputed owner of the improvement is Grady Brown

The name of the person who employed claimant to furnish the labor, materials, and/or equipment, and to perform the con-  
 tract is Grady Brown

The person(s) just named, at all times herein mentioned, had knowledge of the construction.

Claimant commenced performance of the contract on September 25, 1998, provided and furnished all  
 labor, materials and equipment required by the contract and actually used in the construction of the improvement, and fully com-  
 pleted the contract on September 25, 1998, after which claimant ceased to provide labor, transport or furnish  
 materials and/or transport, furnish or rent equipment for the improvement.

The following is a true statement of claimant's demand after deducting all just credits and offsets, to-wit:

Contract price..... \$332.00

This price includes materials and supplies in the amount of \$ 332.00

and the reasonable rental value of equipment which is \$ -0-

If no contract price, the reasonable value of claimant's labor, materials and equipment is:

Labor..... \$

Materials..... \$

Equipment..... \$

Other (specify) Copies of legal description, ownership, lien \$ 21.33

Recording fees..... and interest..... \$ 24.25

Total..... \$ 377.58

Less all just credits and offsets..... (\$ )

Balance due claimant..... \$ 377.58

For the time and place of recording to make this lien a valid claim, see quotation from ORS 87.035 on next page.

(OVER)

24.25

43842



Claimant claims a lien for the amount last stated upon the improvement and upon the site, to-wit: the land upon which the improvement is constructed, together with the land that may be required for the convenient use and occupation of the improvement constructed on the site, to be determined by the court at the time of the foreclosure of this lien.

In construing this instrument, the singular pronoun includes the plural, as the circumstances require.

Dated December 1, 1998.

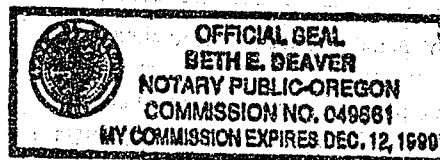
Valley Door & Drywall Supply, LLC

Steven A. Miller  
Managing Member

Claimant

STATE OF OREGON, County of Klamath, ss.

I, Steven A. Miller, being first duly sworn, depose and say: I am the Managing Member claimant named in the foregoing instrument. I have knowledge of the facts set forth therein. All statements made in this instrument are true and correct as I verily believe.



Subscribed and sworn to before me on December 1, 1998

Beth E. Deaver  
Notary Public for Oregon  
My commission expires 12-12-99

ORS 87.005. "'Original Contractor' means a contractor who has a contractual relationship with the owner."

The foregoing lien is created by subsection 1 of ORS 87.010. ORS 87.035 provides: "Every person claiming a lien created under ORS 87.010 (1) or (2) shall perfect the lien not later than 75 days after the person has ceased to provide labor, rent equipment or furnish materials or 75 days after completion of construction, whichever is earlier. Every other person claiming a lien under ORS 87.010 shall perfect the lien not later than 75 days after the completion of construction." ORS 87.035 also provides that the lien claim "shall be perfected by filing a claim of lien with the recording officer of the county or counties in which the improvement, or some part thereof, is situated."

NOTICE TO THE OWNER of the land described in the foregoing copy of claim of lien:

Please be advised that the original claim of lien, of which the foregoing is a true copy, was filed and recorded in the office of the recording officer of \_\_\_\_\_ County, Oregon, on \_\_\_\_\_, 19\_\_\_\_.

By \_\_\_\_\_ Claimant

ORS 87.039 provides:

"A person filing a claim of lien pursuant to ORS 87.035 shall mail to the owner and to the mortgagee a notice in writing that the claim has been filed. A copy of the claim of lien shall be attached to the notice. The notice shall be mailed not later than 20 days after the date of filing." ORS 87.039 also provides that the lien claim "shall be perfected by filing a claim of lien with the recording officer of the county or counties in which the improvement, or some part thereof, is situated."

If the improvement referred to herein is commercial, giving notice of lien may be unnecessary. See ORS 87.021 (3)(b).

(DESCRIPTION CONTINUED)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Valley Door & Drywall Supply the 1st day of Dec, A.D., 19 98 at 1:53 o'clock P M., and duly recorded in Vol. M98 of Construction Liens on Page 43841.

FEE \$10.00  
cc's 14.25

Bernetha-G. Letsch, County Clerk  
By Pauline M. Henderson